

## Work Exempt from a Building Permit

### Purpose

This handout describes the regulations on construction work that is allowed without obtaining a building permit. Unless a portion of the work proposed is not listed under the exemptions within the City of Dublin Municipal Code, a permit is always required to be obtained.

### Work Exempt from a Building Permit

Permits shall not be required for the following type of work (Dublin Municipal Code 7.28.290):

- **Fences:** Open wire fences not more than sixteen (16) feet in height and all other type fences not more than eight (8) feet in height;
- **Retaining walls:** which do not retain more than three (3) feet of earth when the earth retained is level or where there is no surcharge load and retaining walls which do not retain more than two (2) feet of earth when the earth retained is sloping or which support surcharge loads. See Section 2304.11.7 of the California Building Code/International Building Code for requirements for treatment of wood used for retaining wall;
- **One (1) story detached accessory buildings:** used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet;
- **One (1) story buildings:** not more than four hundred (400) square feet in area used exclusively for housing animals, poultry, livestock and similar animals and the storage of necessary food, hay and grain for the animals housed therein;
- **Agricultural buildings:** as defined in Section 202 of the California Building Code/International Building Code; on lots exceeding twenty (20) acres in area which are located in an A zoning district and where the principal use of the land is agriculture;
- **Lath houses:** and similar sun shade structures with roofs which do not shed water, which are not more than ten (10) feet in height and one thousand (1,000) square feet in area;
- **Awnings:** over doors and windows of a Group R-3 or Group U-1 occupancy which are entirely supported by the building and do not project more than fifty-four (54) inches;
- **Temporary construction offices:** including storage sheds which are used on a site where there is a valid building permit, grading permit or which are used in connection with a construction project where no building permit or grading permit is required; however, this provision shall not apply to such building remaining on the site thirty (30) days after the completion of construction;
- **Temporary contractor construction offices:** including storage sheds when stored in a contractor's equipment yard; provided, however, a permit shall be required if such offices or sheds are used for any purpose whatsoever;
- **Decks:** not exceeding two hundred (200) square feet (18.58 m<sup>2</sup>) in area, that are not more than thirty (30) inches (seven hundred sixty-two (762) mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4;
- **Tree houses:** or other structures which are designed to be used by children for play;
- **Flag poles, radio or TV antennas and towers:** less than thirty-five (35) feet in height when not attached to a building and less than twenty (20) feet in height when attached to a building, except permits are required for dish-type antennas more than four (4) feet in diameter;
- **Swimming pools:** including bathing, wading pools, and fish ponds not exceeding eighteen (18) inches in depth;
- **Prefabricated swimming pools:** including spas or hot tubs not exceeding four (4) feet in depth if resting on the surface of the ground or a concrete slab on the ground;
- **Painting:** including papering and similar finish work;
- **Moveable cases:** including counters and partitions not over five (5) feet nine (9) inches high;
- **Water tanks:** supported directly upon grade if the capacity does not exceed five thousand (5,000)

gallons and the ratio of height to diameter or width does not exceed two to one (2:1);

- **Water storage tanks:** of any size if resting on the surface of the ground or on a concrete slab on the ground when used only for watering livestock or irrigation;
- **Swings:** and other playground equipment accessory to detached one (1) and two (2) family dwellings;
- **Replacements:** The replacement of lamps or the connection of portable electrical appliances to suitable receptacles which have been permanently installed;
- **Nonelectrical signs:** less than eight (8) feet in height, nonelectrical signs which do not exceed three (3) pounds per square foot nor four (4) inches in thickness when fastened flat against the wall of any building; and provided further, that the sign does not extend above the top of the wall of the building;
- **Clearing stoppage:** or repairing leaks in pipes, valves, fittings or fixtures when such repairs do not involve the replacement or rearrangement of pipes, valves, fittings or fixtures;
- **Storage:** buildings and structures owned by a sanitary district used exclusively for storage, collection, conveying and treating sewage;

- **Demolition:** or exploration work that may be necessary in order to determine conditions in connection with a proposed addition or alteration to an existing building if an application for a permit is on file and prior approval for the demolition or exploration work is obtained from the Building Official;
- **Small or unimportant work:** when approved by the Building Official.

NOTE: Permits shall be required for electrical, plumbing and mechanical installations in any building or structure listed in subsections 1 through 19 and permits shall be required for all new construction and substantial improvements that are located within an area of special flood hazard in accordance with Chapter 7.24 of the DMC.

Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other law, ordinance, rule or regulation.

Any person may obtain inspection services for work exempt from the permit requirements of this chapter by applying for a permit for such work and paying the applicable fee.